
S-3375
HICKORY RIDGE SUBDIVISION
Belated Primary Approval Extension Request

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, South18th LLC (represented by Vester and Associates), is making a belated request for extension of the primary approval granted September 17, 2003 (now expired). The preliminary plat includes 180 single-family lots (plus 3 outlots) on 73.27 acres and is located on the west side of Concord Road (CR 250 E) at Mondavi Boulevard, in Wea 15 (SW) and 16 (SE) 22-4.

STAFF COMMENTS

Prior to expiring in September 2008, construction plans for the entire project were approved in May 2004. In November that year, the final plat for Phase 1 was recorded with 66 lots. The city sanitary sewer and water, drainage, and streets were installed and have been accepted for maintenance in this first phase only. A sidewalk performance bond remains active in the Phase 1 final plat file for the few unoccupied lots.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since September 17, 2003 that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval contingent on any applicable conditions of the original primary approval (as follows).

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. If the County Highway Department approval of the CR 350 S entrance requires more right-of-way than proposed on the preliminary plat, the necessary right-of-way shall be dedicated by separate document and recorded.
2. Street names accepted by the Post Office and 911 shall be used.
3. Temporary turnarounds shall be shown at the two street stub ends.

4. The Lafayette City Engineer shall approve the sanitary sewer and water plans.
5. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department.
6. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District and meeting the requirements of the County Drainage Board as required by Tippecanoe County Ordinance #93-18-CM.
7. The County Drainage Board shall approve the drainage plans.
8. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

9. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
10. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
11. All required building setbacks shall be platted.
12. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

13. The purpose, ownership and maintenance of Outlots A, B and C shall be specified.